



December 5, 2022

2023 BUDGET SENT; FEES TO INCREASE JAN 1ST

Early last month, all owners were sent a copy of the 2023 Budget with “projected” year-end numbers. In January, you will get another copy with the “actual” year-end figures. In order to meet expected expenses and to keep up with the high price of construction costs, inflation and rising insurance premium, the budget called for the monthly assoc fee to increase by around 13%. In other words, **EFFECTIVE JANUARY 1, 2023**, the monthly association fee will be...

\$452 / month

If you are on the auto payment plan, your account will be adjusted automatically. If you would like to sign up for this free service, please call the number below.

REPLACEMENT OF FENCE IN THE WORKS

The replacement of the fence along Hollister has begun. There will be noise and dust. If you live near the area where the crew is working, you may want to keep your windows and doors closed. Additionally, construction vehicles will need to park along the drive there. Please drive carefully as you go in and out of this area.

ASSOC WELCOMES NEW MEMBERS

The Assoc would like to welcome its latest members: Mr. S. Galvan, Ms. N. Houlemard.

COLLECTION SOUGHT FOR GARDENER (Self-Addressed-Stamped Envelope Coming)

As residents of the Grove, we are grateful to have the landscaping services of Jose Soto from Envirosaping. Jose has been with us for many years and works diligently to keep our complex attractive. Many residents would like to raise a holiday gift as a token of our appreciation. For those interested in showing Jose your appreciation, please make your checks (please, no cash) payable to “JOSE SOTO” and send them to the following address:

Eucalyptus Grove HOA
c/o 3944 State St. #200
Santa Barbara, CA 93105

Please make sure to indicate on the check memo line “EG Gardener Gift”. **Please send your checks in by December 21, 2012**, so that the gift can be given to him by Christmas. Thank you again for your generosity and kindness.

The Annual Meeting Notice will be sent to owners in the next few days. With it, there will be a self-addressed-stamped envelope to return. **You can mail Jose’s check in the same envelope as your proxy.**

PS After Christmas, there will be 2 areas coned off for the recycling of your live Christmas trees. One near the pool area and one in Phase III parking lot. Please make sure to remove all decorations, lights, tinsels, ornaments, stand, etc. before dropping them off. Thank you in advance for recycling.

BOARD MEETING SCHEDULED VIA ZOOM

The next Board Meeting is scheduled for **December 8, 2022, at 6PM**, via Zoom

<https://ucsb.zoom.us/j/95672538616>

Meeting ID: 956 7253 8616 with Passcode: 71139

(Additional Zoom instructions on next page)



**BOARD MEETING PLANNED VIA ZOOM;
DECEMBER 8, 2022, AT 6PM
ZOOM CONNECTION INSTRUCTIONS**

Join Zoom Meeting

<https://ucsb.zoom.us/j/95672538616>

Meeting ID: 956 7253 8616
Passcode: 71139

You can also call by dialing:

+1 669 900 6833 (Hit *6 to unmute)

From a laptop or computer:

1. On your web browser navigate to zoom.us/join
2. Type in the "Meeting ID" & "Password" from above when prompted.
3. Wait for the host to start the meeting.

From a phone:

1. Dial into the number listed above.
2. Type in the "Meeting ID" & "Password" from above when prompted.
3. Hit *6 to unmute.

The meeting will not require that attendees register for Zoom accounts. This was to reduce the burden on our members if they need to call in.

Remember, please do not share the Zoom Meeting ID & Password with anyone you do not want to join our meeting.

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200, Santa Barbara. Please call the day before the meeting to let us know that you're planning to come. You must wear a face covering at the Meeting. Thank you.

RESOLUTION TO BE CONSIDERED

At this December meeting, the Board will be considering the temporary transfer of funds from the reserve to meet operating expenses. At this time, it appears that the operating expenses for the year will most likely exceed what was budgeted. If, at year-end, the operating expenses exceed the budget, the Board has already planned to raise the monthly association fees to make up the short fall. However, depending on the overall financial situation and if it's in the best interest of the Association, the Board may temporarily delay the restoration.

**ANNUAL MEETING SCHEDULED
JANUARY 12, 2023, 6PM (Via Zoom);
ELECTION FOR 2 BOARD POSITIONS**

The Annual Membership Meeting is scheduled for **January 12, 2023, at 6PM, via Zoom**. The Zoom link will be the same as your monthly meeting link.

There will be an election for 2 board positions (two-year term each). At the Meeting, if you are an owner that is in good standing and interested in serving on the Board, please have someone nominate you or you may nominate yourself. IF there are more than 2 candidates, the election will be delayed as secret ballots will be sent for owners to vote. The counting of the ballots will be counted at an open meeting, about 35 days after ballots are sent, by an appointed Inspector of Elections. The top 2 vote getters will be elected to the Board. If there are only 2 candidates, with the membership's approval, the election can be declared.

**NO DOGS ALLOWED OVER 25 LBS;
DOG MUST BE CONTROLLED BY LEASH
PLEASE PICK UP AFTER YOU DOG**

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex that weigh over 25 pounds.

For the sake of everyone's safety in the dogs, all dogs in the common area must be controlled by a leash. In other words, no loose dogs.

In addition, visitors are not permitted to bring their pets into the complex at any time. This includes visitor dogs, large or small, unless the animal provides recognized assistance under the Fair Housing Act.

If you have a guest with a dog, please request that your guest leave the dog at home.

Lastly, as a courtesy to your neighbors, please immediately pick up your pet waste and properly dispose of it. Thank you.

DEHUMIDIFIER SUGGESTED

If you live in a unit where there is little sun light during this time of the year or your unit is on the garden level, you may want to obtain a dehumidifier to extract moisture from the air. In addition, you may also want leave a fan on during the day while you're gone or perhaps a light on in your dark closet or pantry. And while you're home and if the weather is decent, you might want to leave the windows or doors open for fresh air to circulate. These simple steps may help in

minimize mildew or the musty smell in your unit.

NO SHORT-TERM RENTALS ALLOWED

As a reminder, due to the potential problems with the revolving door of new people constantly coming and out of a unit, the Association policy prohibits short-term rentals like AirBnB. Owners of units posting and renting on AirBnB (or similar sites), are breaking the Association rules and are subject to being fined. In addition, you may be breaking the City Ordinance as well. Thank you for being considerate to your neighbors.

CALL THE GAS CO TO CHECK FURNACE

As the cooler weather is upon us, to beat the rush, you may want to call the Gas Co. to check your furnace. Usually, there is no charge. You can call 1-800-427-2200 and follow the menu or prompt. The Gas Co. will not clean, repair or maintain your furnace unit but they will inspect and if needed, tell you the condition of your unit. Each unit is responsible for its own furnace repair or replacement.

CORRECTIVE ACTIONS FOR 7632 SAGGING FLOOR PLANNED; WAITING FOR CITY

The structural engineer for the Association has submitted paperwork to obtain a building permit to the City of Goleta. Permit fees are being paid. Once the permit is issued, the work will begin to re-level the floor (middle section of the building.)

Due to the fact that the Association is dealing with a structural issue, the Association must disclose it to all lenders when owners and/or buyers are going through their financing process. Depending on the lender(s), the structural situation may have an impact on the financing. Usually, once the re-leveling is accomplished, lenders can go back to their normal procedures of providing funding.

Thank you to the residents of 7632 for your patience. Please stay tuned.

UPDATING THE BYLAWS & CC&R'S STILL IN THE WORKS

The process of drafting the CC&R's is an on- going and lengthy process. The Board received the draft of the By-laws and CC&Rs back from the attorney and are reviewing them. When they meet the Board's approval, they will be sent to owners for review.

QUIET HOURS EMPHASIZED

Now that warm weather is upon us, many residents will have their windows and sliders open to air out their units. Therefore, noise from one unit to the next will be easily heard.

The quiet hours are from 10pm to 8am. During these hours, please refrain from doing laundry, vacuuming, power hand tools, loud music or entertainment, etc. Additionally, if you are making improvements in your unit, please only do the work between 8:30AM and 5PM during the week and not on the weekends. As a courtesy, please notify your neighbors of your plans.

REPORT MAINTENANCE ISSUES TO OUR MANAGEMENT

Email James Nguyen.

JamesN@Bartlein.com

(805) 569-1121 ext. 204

Please call for faster response!

All emails are subject to be forwarded to the Board for review (Phone calls preferred).

HARD FLOORS REQUIREMENT

If you are considering installing hard flooring in your unit, please check with the Board first before installation. The Board is requiring all hard flooring meet the current building code as stated below:

SOURCE:

FROM: California Building Code
2019 <https://up.codes/viewer/california/bc-2018>

1206.3 Structure-Borne Sound

Floor-ceiling assemblies between [dwelling units](#) and [sleeping units](#) or between a [dwelling unit](#) or [sleeping unit](#) and a public or service area within the structure shall have an impact insulation class rating of not less than 50, or not less than 45 if field tested, where tested in accordance with ASTM E492. Alternatively, the impact insulation class of floor-ceiling assemblies shall be established by engineering analysis based on a comparison of floor-ceiling assemblies having impact insulation class ratings as determined by the test procedures in ASTM E492.

Exception: Impact sound insulation is not required for floor-ceiling assemblies over non habitable rooms or spaces not designed to be occupied, such as garages, mechanical rooms or storage areas.

WIPES DO NOT GO DOWN IN PIPES

Due the COVID-19 pandemic, many people are having to stay home and using wipes to sanitize their homes. Please remember that wipes and paper towels are to be thrown in the trash and NOT flushed down the toilet. Otherwise, sewer backups will result.

Even if you see on the label that states “flushable” or “septic-safe”, please ignore the notice and discard the wipes in the trash cans.

Only toilet paper and human waste should be flushed down the toilet. Thank you.

REPORT BURNT OUT LIGHT BULBS

For efficiency’s sake, please include all the specific details as to type and location. If it’s a light that is in a location that is a bit more difficult to describe, please include a photo. Preferably, a call would be more efficient. Thank you.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD’S PRE-APPROVAL

In order to keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board’s pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Management, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

THINKING OF REMODELING?

Unit Interior Modifications should also have prior Board Approval.

Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building useable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior

modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATORS & BILL OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PATIOS & BALCONIES TO BE TIDY; NOT MEANT AS PLACE FOR STORAGE

As a reminder, your patios and balconies are mainly for patio furniture and not intended to be used as a storage place for items which do not fit inside your unit. Thank you in advance keeping your home and your building in an attractive condition. Your neighbors will appreciate your diligence.

PARKING REMINDER

As a reminder, here are some parking rules that all residents, owners, guests, contractors, agents, etc. must comply with:

- a) Unless otherwise posted as long-term or 24-hr parking, all unassigned visitor parking is limited to short-term 72-hr parking;
- b) All vehicles must display valid, operational registration tags if parked anywhere in the Grove;
- c) There is a maximum of two vehicles per Unit that may be parked in the Grove;
- d) Parking in Red Zones & Fire Lanes is not permitted. These red painted curbs are tow-away zones, do not leave your vehicle parked and unattended as it may be subject to towing at the owner’s expense.
- e) All vehicles parked in The Grove must physically fit within our painted parking stalls, and not overlap into adjacent stalls.

OWNERS ARE RESPONSIBLE FOR THEIR TENANTS & GUESTS BEHAVIOR

As a reminder, unit owners are ultimately responsible for the behavior of their renters, renters’ guests, contractors, agents, etc. Unfortunately, if one of these people violates an Association rule or policy, the unit owner may ultimately be levied a fine. Rules and regulations are posted on the Association’s website www.eucalyptusgrove.org. Thank you in advance for informing your renters, guests, etc. of the Association

expectations.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance declaration page. You may call Timothy Cline Insurance Agency at 800-966- 9566 and please follow the prompt (or email to info@clineagency.com).

Speaking about insurance, the Association insurance has a \$10,000 deductible while water damage may have a higher amount. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's. A copy of the Association insurance policy is available upon request.

The Association also carries earthquake insurance with a 5% deductible of the coverage amount (\$35.9M+). A copy of the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage.

All renters are strongly encouraged to get renters insurance.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times, the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules.

PROBLEMS WITH MAILBOX LOCK?

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock. Sometimes, it gets sticky and does not want to turn (or it's because there's a piece of mail that is jammed up against the lock). The Association does not maintain your mailbox lock nor has key to it. You will need to call a locksmith or the Goleta Post Office (805-692-5642). Thank you.

CAR WASH AREA CLOSED INDEFINITELY

Due to the drought and lack of care by some residents, the car wash area is closed indefinitely. The Board will closely monitor the situation.

OWNER CONTACT INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide your current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Association rules must be given to your tenants (check Association website) and the tenants must abide by the rules; if the tenants fail to comply with the Association rules, it shall be a default under the rental agreement.

BOARD MEETING SCHEDULED; AGENDA ENCLOSED;

The next meeting is **December 8, 2022**, at 6PM, via Zoom. (See Previous Page for Zoom Link).

The Board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the Association website.

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200, Santa Barbara. Please call the day before the meeting to let us know that you're planning to come. You must wear a face covering at the Meeting. Thank you. If you have renters, you are responsible to forward the newsletter to your tenants. Thank you.

HAPPY HOLIDAYS!!!



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